

This instrument prepared by:
Blake Hayward, Attorney
2121-G Killarney Way
Tallahassee, FL 32309

CONSERVATION EASEMENT

STATE OF FLORIDA
COUNTY OF LEON

THIS CONSERVATION EASEMENT is hereby made on this 30th day of November, 2004, by Hartsfield Development, LLC, the mailing address of which is 7110 Beech Ridge Trail, Suite 201, Tallahassee, Florida 32312, hereinafter referred to as the "Grantor," to Leon County, Florida, a political subdivision of the State of Florida, the mailing address of which is Board of County Commissioners, 301 South Monroe Street, Tallahassee, Florida 32301, hereinafter referred to as the "Grantee."

WITNESSETH:

For and in consideration of the mutual promises and other good and valuable consideration as set forth herein, the receipt and sufficiency of which is hereby acknowledged, the Grantor does hereby grant to the Grantee, its successors and assigns, a perpetual Conservation Easement in accordance with Section 704.06, Florida Statutes, over and across the real property more particularly described on Exhibit "A", which is attached hereto and expressly incorporated herein, on the terms and conditions hereinafter set forth:

The following activities are prohibited within this easement, pursuant to Section 704.06, Florida Statutes:

1. Construction or placing of buildings, roads, signs, billboards or other advertising utilities, or other structures above or on the ground.
2. Dumping or placing of soil or other substance or material as landfill, or dumping or placing of trash, waste, or unsightly or offensive materials.
3. Removal or destruction of trees, shrubs, or other vegetation except as provided in Exhibit "B".
4. Excavation, dredging, or removal of loam, peat, gravel, soil, rock, or other material substance in such matter as to affect the surface.
5. Surface use except for purposes that permit the land or water area to remain predominately in its natural condition.
6. Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife conservation habitat preservation.

7. Acts or uses detrimental to such retention of land or water areas.
8. Acts or uses detrimental to the preservation of the structural integrity or physical appearance of sites or properties of historical, architectural, archeological, or cultural significance.

It is understood that the granting of this easement entitles the Grantee to enter the above described land in a reasonable manner and at reasonable times to assure compliance with the conditions of this easement. This easement in subject to the Vegetation Management Plan attached hereto as Exhibit "B".

Grantor hereby fully warrants the title to said real property and will defend the same against the lawful claims of all persons whomsoever claimed by, through or under it, that it has good rights and lawful authority to grant this easement and that the same is unencumbered.

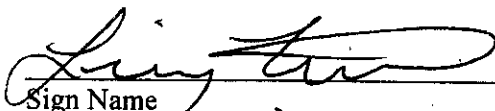
Where the context of this easement requires, allows or permits, the same shall include the successors and assigns of the parties.

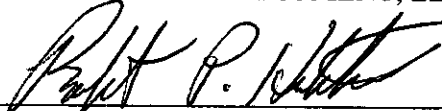
The easement granted hereby shall run with the land and shall inure to the benefit of the Grantee and its successors and assignees.

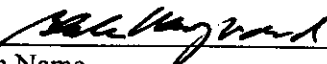
IN WITNESS WHEREOF, Grantor has caused these covenants to be executed and its seal to be affixed hereto on the day and year first above written.

Witnesses:

HARTSFIELD DEVELOPMENT, LLC


Sign Name
Lindsay Friedrich
Print Name


By: Robert P. Hartsfield
Its: President


Sign Name
Blake Hayward
Print Name

The foregoing instrument was acknowledged before me this 30th day of November, 2004 by Robert P. Hartsfield, who is personally known to me or who produced _____ as identification.

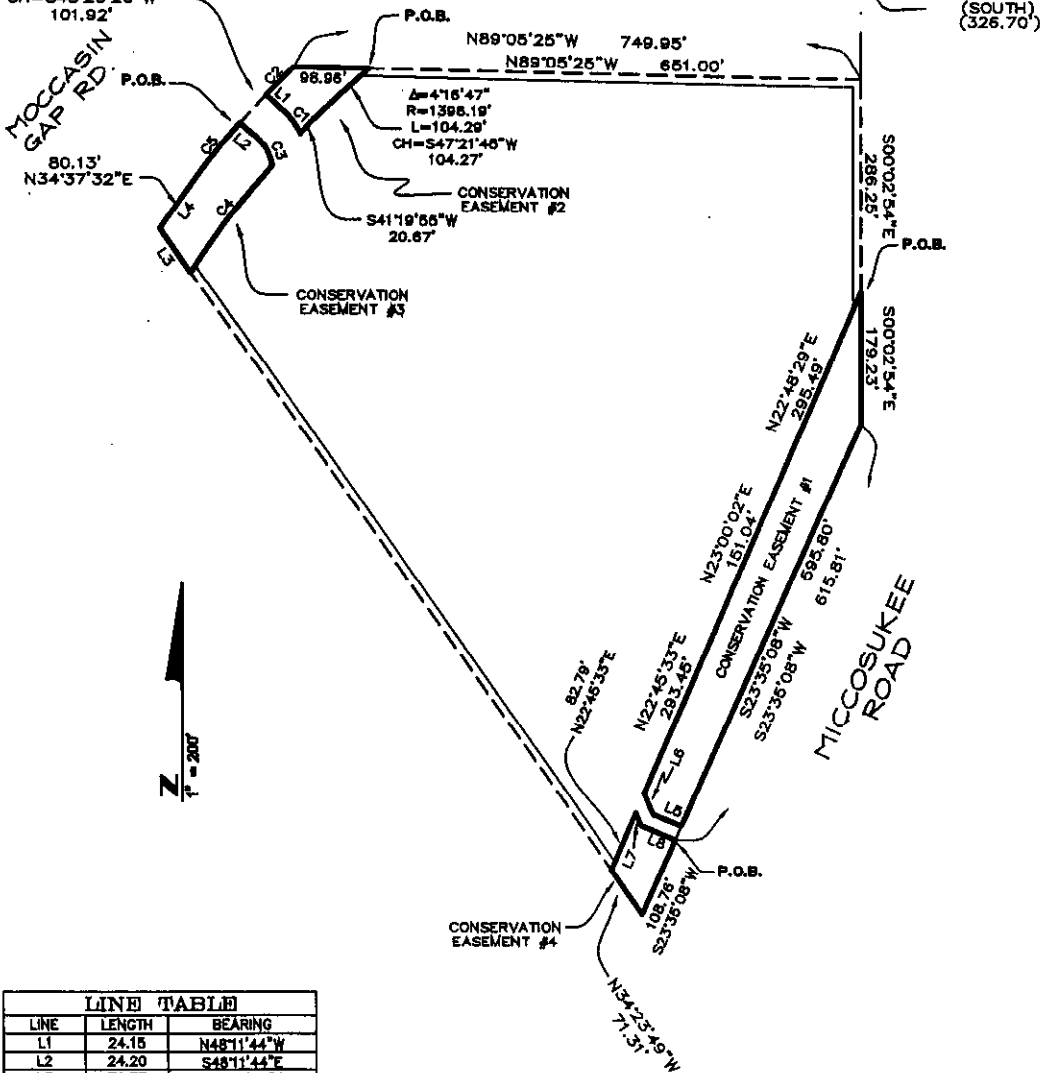

Notary Public



Blake Hayward
Commission # DD319308
Expires August 5, 2008
Bonded Trust Fund - Insurance, Inc. 800-985-7019

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CH BEARING	CHORD	DELTA
C1	44.33'	125.00'	22.40	N38°02'09"W	44.10'	20°19'09"
C2	51.86'	1009.14'	25.98	N44°45'37"E	51.95'	2°57'00"
C3	48.71'	75.00'	25.25	S29°35'18"E	47.86'	37°12'52"
C4	176.92'	1119.34'	88.65	S36°38'08"W	176.74'	9°03'22"
C5	95.18'	1009.14'	47.83	N37°44'38"E	95.15'	5°24'15"

A=5°47'21"
 R=1009.14'
 L=101.96'
 CH=S43°20'26"W
 101.92'



LINE TABLE		
LINE	LENGTH	BEARING
L1	24.15	N48°11'44"W
L2	24.20	S48°11'44"E
L3	70.77	N34°23'49"W
L4	80.13	N34°37'32"E
L5	40.74	N67°16'19"W
L6	29.72	N22°16'19"W
L7	18.03	S22°16'19"E
L8	48.73	S97°16'19"E

SYMBOLS & ABBREVIATIONS

Δ - CENTRAL ANGLE
 AC - ACROSS & CH - CHORD
 O.R. - OFFICIAL RECORD BOOK
 D.B. - DEED BOOK PG. - PAGE
 FCM - FOUND CONCRETE MONUMENT
 FPR - FOUND IRON ROD
 (N/A) - UNLESS NOTED
 FIRM - FLOOD INSURANCE RATE MAP
 FIP - FOUND IRON PIPE
 FIPF - FOUND FINISHED IRON PIPE
 FNG - FOUND NAIL AND CAP
 L - ARC LENGTH T - TOWNSHIP OR TANGENT
 LB - LICENSED BUSINESS
 NAD83 - NATIONAL GEODETIC VERTICAL DATUM
 P.O.C. - POINT OF COMMENCEMENT
 P.O.B. - POINT OF BEGINNING
 R - RADIUS OR RANGE
 R/W - RIGHT OF WAY
 SEC - SET CONCRETE MONUMENT
 (F & C) - UNLESS NOTED
 SEC - SECTION
 SW - SET 5/8" IRON ROD/CAP #8990
 SWC - SET NAIL AND CAP #8990
 UNREC. - UNRECORDED
 LB - LICENSED BUSINESS

NOTES:

1. THIS IS NOT A BOUNDARY SURVEY.
2. THIS SURVEYOR HAS NOT BEEN PROVIDED A CURRENT TITLE OPINION OR ABSTRACT TO THE SUBJECT PROPERTY. IT IS POSSIBLE THERE ARE OTHER DEEDS, EASEMENTS, ETC., RECORDED OR UNRECORDED, THAT MAY AFFECT THE BOUNDARIES.
3. RECORD, DEED, AND COMPUTED MEASUREMENTS ARE SHOWN IN PARENTHESIS
4. THE TIE FROM THE P.O.C. TO THE P.O.B. IS NOT TO SCALE.

I HEREBY CERTIFY THAT THIS SKETCH WAS PERFORMED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THE PLAT AND DESCRIPTION ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE SKETCH MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING AS ESTABLISHED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS (F.A.C. 81G17-8).

Alan D. Platt 11/16/04
 ALAN D. PLATT, P.L.S.
 PROFESSIONAL LAND SURVEYOR
 FLORIDA LICENSED No. 4884

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

SHEET 1 OF 3

DRAWING:
 7821-SK-CON
 PROJECT:
 7821

SKETCH OF LEGAL DESCRIPTION OF:
 CONSERVATION EASEMENTS IN
 SECTION 8
 T-2-N, R-3-E
 LEON COUNTY, FLORIDA

A.D. Platt
 & ASSOCIATES, INC. • LAND SURVEYORS
 489 JOHN KNOX ROAD, TALLAHASSEE, FL 32303
 PHONE: (850) 386-1036 FAX: (850) 386-1106
 LICENSED BUSINESS No. 8690

CERTIFIED TO:
 HARGRAVES ENGINEERING

CONSERVATION EASEMENT #1

Commence at the Northeast corner of the Northwest Quarter of the Northeast Quarter of Section 8, Township 2 North, Range 3 East, Leon County, Florida, and run thence South 326.70 feet, thence South 00 degrees 02 minutes 54 seconds East 286.25 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING run thence South 00 degrees 02 minutes 54 seconds East 179.23 feet to the Northwesterly right of way boundary of Miccosukee Road, thence South 23 degrees 35 minutes 08 seconds West 595.80 feet, thence leaving said right of way boundary run North 67 degrees 16 minutes 19 seconds West 40.74 feet, thence North 22 degrees 16 minutes 19 seconds West 29.72 feet, thence North 22 degrees 45 minutes 33 seconds East 293.45 feet, thence North 23 degrees 00 minutes 02 seconds East 151.04 feet, thence North 22 degrees 48 minutes 29 seconds East 295.49 feet to the POINT OF BEGINNING.

CONSERVATION EASEMENT #2

Commence at the Northeast corner of the Northwest Quarter of the Northeast Quarter of Section 8, Township 2 North, Range 3 East, Leon County, Florida, and run thence South 326.70 feet, thence North 89 degrees 05 minutes 25 seconds West 651.00 feet to a point on a curve concave Southeasterly and being the POINT OF BEGINNING. From said POINT OF BEGINNING run along said curve Southwesterly for an arc distance of 104.29 feet, having a radius of 1396.19 feet, through a central angle of 04 degrees 16 minutes 47 seconds (said chord of curve bearing South 47 degrees 21 minutes 45 seconds West for 104.27 feet), thence run South 41 degrees 19 minutes 55 seconds West 20.67 feet to a point on a curve concave to the Southwest, thence run along said curve Northwesterly for an arc distance of 44.33 feet, having a radius of 125.00 feet, through a central angle of 20 degrees 19 minutes 09 seconds (said chord of curve bearing North 38 degrees 02 minutes 09 seconds West for 44.10 feet), thence North 48 degrees 11 minutes 44 seconds West for 24.15 feet to the Southeasterly right of way boundary of Moccasin Gap Road, said point being on a curve concave to the Southeast, thence run along said curve Northeasterly for an arc distance of 51.96 feet, having a radius of 1009.14 feet, through a central angle of 02 degrees 57 minutes 00 seconds (said chord of curve bearing North 44 degrees 45 minutes 37 seconds East for 51.95 feet), thence leaving said right of way boundary run South 89 degrees 05 minutes 25 seconds East for 98.96 feet to the POINT OF BEGINNING.

CONSERVATION EASEMENT #3

Commence at the Northeast corner of the Northwest Quarter of the Northeast Quarter of Section 8, Township 2 North, Range 3 East, Leon County, Florida, and run thence South 326.70 feet, thence North 89 degrees 05 minutes 25 seconds West 749.95 feet to the Southeasterly right of way boundary of Moccasin Gap Road, said point being on a curve concave to the Southeast, thence run Southwesterly along said curve for an arc distance of 101.96 feet, having a radius of 1009.14 feet, through a central angle of 05 degrees 47 minutes 21 seconds (said chord of curve bearing South 43 degrees 20 minutes 26 seconds West for 101.92 feet) and being the POINT OF BEGINNING. From said POINT OF BEGINNING, leaving said Southeasterly right of way boundary run South 48 degrees 11 minutes 44 seconds East 24.20 feet to a point on a curve concave to the Southwest, thence run along said curve Southeasterly for an arc distance of 48.71 feet, having a radius of 75.00 feet, through a central angle of 37 degrees 12 minutes 52 seconds (said chord of curve bearing South 29 degrees 35 minutes 18 seconds East for 47.86 feet), to a point on a curve concave to the Southeast, thence run along said curve Southwesterly for an arc distance of 176.92 feet, having a radius of 1119.34 feet, through a central angle of 09 degrees 03 minutes 22 seconds (said chord of curve bearing South 36 degrees 38 minutes 09 seconds West for 176.74 feet), thence North 34 degrees 23 minutes 49 seconds West 70.77 feet to the Southeasterly right of way boundary of Moccasin Gap Road, thence North 34 degrees 37 minutes 32 seconds East 80.13 feet to a point on a curve concave to the Southeast, thence run along said curve Northeasterly for an arc distance of 95.18 feet, having a radius of 1009.14 feet, through a central angle of 05 degrees 24 minutes 15 seconds (said chord of curve bearing North 37 degrees 44 minutes 38 seconds East for 95.15 feet) to the POINT OF BEGINNING.

CONSERVATION EASEMENT #4

Commence at the Northeast corner of the Northwest Quarter of the Northeast Quarter of Section 8, Township 2 North, Range 3 East, Leon County, Florida, and run thence South 326.70 feet, thence South 00 degrees 02 minutes 54 seconds East 465.48 feet to the Northwesterly right of way boundary of Miccosukee Road, thence South 23 degrees 35 minutes 08 seconds West 615.81 feet the POINT OF BEGINNING. From said POINT OF BEGINNING continue South 23 degrees 35 minutes 08 seconds West 108.76 feet, thence leaving said right of way boundary run North 34 degrees 23 minutes 49 seconds West 71.31 feet, thence North 22 degrees 45 minutes 33 seconds East 82.79 feet, thence South 22 degrees 16 minutes 19 seconds East 18.03 feet, thence South 67 degrees 16 minutes 19 seconds East 48.73 feet to the POINT OF BEGINNING.

EXHIBIT A

EXHIBIT "B"

CONSERVATION MANAGEMENT PLAN

1. Maintenance of the conservation easement areas shall be the responsibility of the property owner upon whose property a given conservation easement area or portion thereof is located. An individual lot owner will only be responsible for the maintenance of that portion of each conservation easement area located on the lot owner's property.
2. Eradication of invasive and nuisance plant species may be accomplished through the application of herbicides or by physical removal of such plants. Herbicides must be applied in accordance with the manufacturers' labeling. As used herein, "invasive" species are those plants listed by the Florida Exotic Pest Plant Council's (EPPC) list of invasive species. "Nuisance" species are native plants not listed by the EPPC but are considered undesirable due to their competitive effects, such as grapevine, cattail, dog fennel, cat briar, etc. Leon County must be contacted prior to the eradication of nuisance plants to ensure the county agrees with designating the particular plant species as being a nuisance species.
3. Any proposed planting of additional vegetation shall be submitted to the Leon County Department of Community Development for review and approval.
4. Any other activities where specifically authorized by an Environmental Management Permit issued by the Leon County Department of Community Development.